

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER DISPOSITION PARCELS
SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59 and RR-117, 118 IN THE
SOUTH END URBAN RENEWAL AREA, MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59 and RR-117, 118 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tenants' Development Corporation be and hereby is finally designated as Redeveloper of Disposition Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59, and RR-117, 118 in the South End Urban Renewal Area.
 - a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - b. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - 1) Evidence of the availability of necessary equity funds, as needed; and

- 2) Evidence of firm financial commitments from banks or other lending institutions; and
- 3) Final Working Drawings and Specifications; and
- 4) Proposed development and rental schedule.

2. That disposal of Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59, and RR-117, 118 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



395-397 Massachusetts Ave.

404-408 Massachusetts Ave.

P-22

PB-4

STREET

57

58

59

P-3

ECOLUMBUS P-3

RC-7⁵⁹⁷¹

RC-5

P-13.

PH-10

P-13

FF-40

RF-18

RR-52-1
25,000 RR

2002

2002	1866
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2002	1866
2002	1866

2002	1866
	1868



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: TENANTS' DEVELOPMENT CORPORATION
- b. Address and ZIP Code of Redeveloper: 663 Massachusetts Avenue, Boston, MA 02118
- c. IRS Number of Redeveloper: 04-2487898
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)in Mass. R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

395-397 Massachusetts Avenue
404-408 Massachusetts Avenue
32 Wellington Street
889,905 Harrison Avenue
45-47 Thorndike Street
69, 71, 73, 79, 81 E. Berkeley Street
212, 214 Shawmut Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

August 20, 1969

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
See attached list
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper): N/A

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1: State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 3,984,082
- b. Cost per dwelling unit of any residential redevelopment. \$ 39,841
- c. Total cost of any residential rehabilitation \$ 3,210,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 32,100

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE	Cooperative
		MONTHLY carrying charge	ESTIMATED AVERAGE SALE PRICE
25 - 1 bedroom units	750+ sq. ft.	382.00	33,062.00
55 - 2 bedroom units	800+ sq. ft.	447.00	39,490.00
15 - 3 bedroom units	1200+ sq. ft.	567.00	48,673.00
5 - 4 bedroom units	1600+ sq. ft.	627.00	55,102.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Heat, cooking gas, commonly used electricity, water, sewer

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Stoves - \$300.00; Refrigerators - \$250.00

CERTIFICATION

I (We) Josephine M. Jolley, President -- Roxie Bailey, Clerk

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: December 5, 1979

Dated: December 5, 1979

Josephine M Jolley
Signature

Roxie Bailey
Signature

President

Clerk

Title

Title

5 Braddock Park, Boston, MA 02116

Address and ZIP Code

55 Rutland Street, Boston, MA 02118

Address and ZIP Code

- ¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: TENANTS' DEVELOPMENT CORPORATION
- b. Address and ZIP Code of Redeveloper: 663 Massachusetts Avenue, Boston, MA 02118
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in Mass. R-56
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

395-397 Massachusetts Avenue	69,71,73,79,81 E. Berkeley St.
404-408 Massachusetts Avenue	212,214 Shawmut Avenue
32 Wellington Street	
889,905 Harrison Avenue	
45-47 Thorndike Street	

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Tenants' Development Corporation is the general partner in TDC & Associates, limited partnership which has developed 185 renovated units as South End Tenants Houses II.

4. a. The financial condition of the Redeveloper, as of December 31, 1978, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Our accountant is preparing a current balance sheet which will be forwarded

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: once available

Fred Siegrist, Siegrist & Hargraves, 80 Walnut St., Wellesley Hills, MA 02181

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Funds are to be provided through Freedom Federal Savings and Loan Association with an FHA insurance commitment for cooperative developments.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:
AT DECEMBER 31, 1978

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

First National Bank of Boston, Prudential Plaza,
Boston, MA 02199

\$ 13,158.97

Freedom Federal Savings and Loan Association, 22 Pearl-
Elm Streets, Worcester, MA 01608

11,209.60

b. By loans from affiliated or associated corporations or firms:

NAME OF OR SS. AND ZIP CODE OF SOURCE

AMOUNT

N/A

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

Certificate of Deposit

\$ 101,000

\$ -0-

First National Bank of Boston-International Division

U.S. Treasury Note - 11-30-80

98,250

-0-

U.S. Treasury Notes- 08-15-81

24,275

-0-

7. Names and addresses of bank references: (6.c. continued on attached sheet)

1. First National Bank of Boston, Prudential Plaza, Boston, MA 02199

2. Unity Bank and Trust Co., 2343 Washington Street, Roxbury, MA 02119

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

South End Tenants Houses I: Section 236 development consisting of 20 renovated scattered-site buildings housing 100 units-sponsored by Tenants' Development Corporation.
-completed 09-15-72

South End Tenants Houses II: Section 236 development consisting of 36 renovated scattered-site buildings housing 185 units-sponsored by TDC & Associates, a limited partnership in which TDC is the general partner.
-completed 08-14-75

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

0. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director, trustee, or partner of such a redeveloper:

South End Tenants Houses I and South End Tenants Houses II

1. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

2. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

3. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

1975 TDC Brochure

CERTIFICATION

I (We) Josephine M. Jolley, President -- Roxie Bailey, Clerk

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: December 5, 1979

Dated: December 5, 1979

Josephine M Jolley
Signature

Roxie Bailey
Signature

President

Clerk

Title

Title

5 Braddock Park, Boston, MA 02116

55 Rutland Street, Boston, MA 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

TDC REDEVELOPER'S STATEMENT

PART I, Section A.

5.b. Josephine M. Jolley, President
5 Braddock Park
Boston, MA 02116

Marion Dawson, Executive Vice President
671 Massachusetts Ave.
Boston, MA 02118

Lucille Johnson, Vice President
553 Massachusetts Ave.
Boston, MA 02118

Mary Longley, Treasurer
498 Columbus Ave.
Boston, MA 02118

Roxie Bailey, Clerk
55 Rutland St.
Boston, MA 02118

Nathaniel Geer, Assistant Clerk
671 Massachusetts Ave.
Boston, MA 02118

Edith Coleman
24 E. Springfield St.
Boston, MA 02118

Irene Falconer
407 Massachusetts Ave.
Boston, MA 02118

Charles Grigsby
Mass. Venture Capital
141 Milk Street
Boston, MA 02109

Linda Hart
1 Ditmus Court
Roxbury, MA 02118

Ruth Hensley
421 Massachusetts Ave.
Boston, MA 02118

Muriel Smith
30 Greenwich Park
Boston, MA 02118

Thomas Welch
Housing Innovations, Inc.
50 Franklin St.
Boston, MA 02110

Carolyn Williams
574 Massachusetts Ave.
Boston, MA 02118

PART II

6.c. (cont.)	<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	American Telephone and Telegraph Company Note - 02-01-82	\$ 31,875.00	-0-



RECEIVED

SEP 28 1978

Tenants' Development Corporation

SOUTH END

663 MASSACHUSETTS AVENUE • BOSTON, MASSACHUSETTS 02118 • 617 445 0717

September 26, 1978

Mr. Robert Farrell
Chairman
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Farrell:

On September 21, 1978 Tenants' Development Corporation (TDC) and the South End Project Area Committee (SEPAC) jointly sent a letter (copy enclosed) to the Mayor in which opposition to certain actions of the City were stated along with a demand that the City hold discussions with TDC regarding the possibility of developing BRA-owned buildings as a low- and moderate-income housing development.

On September 4, 1969 the BRA executed a Memorandum of Understanding (copy enclosed) with South End Community Development, Inc., now Greater Boston Community Development, Inc., and the South End Tenants' Council (SETC) in which it committed itself to making up to one hundred South End buildings available for renovation as low-income housing. To date TDC, as the non-profit developer for SETC, has received fifty-six buildings which have been developed as two Section 236 housing developments. We are anxious to discuss receiving the additional forty-four buildings as there is ample need for the housing as is exhibited by our lengthy waiting list of South End residents residing in substandard units and persons who have been displaced from the South End.

We wish to meet with you to discuss this matter as soon as possible. Please contact our Executive Director, Diana Kelly, regarding when such a meeting can take place.

Sincerely,

Josephine M. Jolley

Josephine M. Jolley
President

cc: Robert Ryar, Director

MEMORANDUM OF UNDERSTANDING BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY,
SOUTH END COMMUNITY DEVELOPMENT CORP., AND SOUTH END TENANTS COUNCIL

AGREEMENT, made this 4th day of September, 1968
by and between the South End Tenants' Council, Inc. (SETC), the
South End Community Development, Inc. (SECD), and the Boston
Redevelopment Authority (Authority).

In consideration of the mutual agreements and covenants herein contained, the Parties hereby agree to cooperate with and consult each other in all phases of the Rehabilitation of Properties in the Six Block Area generally bounded by Tremont Street, West Newton Street, Shawmut Avenue and Northampton Street.

It is agreed by all Parties that the responsibility of the SETC for community organization, property management and ownership will be generally limited to the Six Block area.

It is understood by all Parties that whereas it is the intention of SETC to become the development corporation, SETC hereafter called the Redeveloper and hereafter be referred to as the Redeveloper, and whereas it is the Redeveloper's intent to contract for development services with SECD, hereafter referred to as the Packager, and whereas the Authority has purchased thirty-four (34) buildings in the general Six Block area, and intends to work towards the rehabilitation of a first package of approximately twenty (20) of these through a FHA Program under this agreement, it is agreed by all Parties that if the Redeveloper:

1. is found to be an acceptable owner/mortgager by the FHA and the mortgagee,
2. demonstrates the ability to obtain necessary financing

the Authority is then prepared to dispose of such first package of these properties to accomplish the initial phase of the rehabilitation program. The Authority further agrees to sell these properties to the Redeveloper under a disposition agreement, it being understood that the Redeveloper will engage SECD to be the Packager for the redevelopment of such first package of these properties.

The Authority also intends to purchase and sell to the Redeveloper up to one hundred (100) properties for redevelopment for low-income persons if these properties are offered by owners, but the Redeveloper shall not be bound to engage SECD as a Packager. It is further understood that the Authority shall retain the right to approve the selection of any subsequent packager.

I. Planning

1. It is the intent of the Parties to work together developing the scope of the project, its plans, specifications and time table, including the plans for rent schedules, architectural drawings and financing.
2. The Authority must approve plans and specifications for rehabilitation. Furthermore, all Parties agree that final plans sent to FNA must be acceptable to the Redeveloper and the Authority.
3. The Redeveloper is responsible for incorporating an Equal Employment Opportunity (EEO) Program in this project for the purpose of bringing as many South End residents into the building and construction trade as economically feasible, through the process of recruiting and training them in the rehabilitation of the properties.

II. Relocation

Prior to the start of construction, relocation schedules and rehousing plans will be developed and examined to the satisfaction of the Parties in order to ensure that the maximum opportunity is given to relocate 100% of the present project tenants within the completed project. The plan will be based on the rehabilitation schedule of the Properties and the need for adequate housing for persons displaced by rehabilitation. All Parties agree that rehousing plans will be developed in compliance with FHA standards for tenant eligibility subject to any modifications requested and obtained from FHA, as well as tenant selection priorities set forth in paragraph 17.2. The tenant selection for rehabilitated units will observe the following priorities.

- 1st Priority: Persons displaced from Properties in the Project area.
- 2nd Priority: Persons displaced by the Authority in the South End.
- 3rd Priority: South End persons in sub-standard housing.
- 4th Priority: Persons displaced by public action outside the South End.

III. Interim Management

The interim management of the properties is the responsibility of the Authority. The Authority and the SETC will develop an Interim Management Program acceptable to both Parties and designed to provide the SETC with property management responsibility.

IV. Execution

1. It is intended that the acquisitions of properties shall be accomplished by the Authority, only with the consent of the owners, in accordance with the Authority's usual procedures for the acquisition of properties by negotiations. The Authority shall be under no obligation to: (A) offer to the owner of any property more than the price established by the Authority, following two (2) acquisition appraisals by independent appraisers selected by the Authority and approved by HUD; (B) acquire any property in the event of refusal by the owner to accept said price or to sell the property to the Authority for any reason; (C) acquire any property which it considers infeasible of rehabilitation.

If the owners should refuse to sell the properties the Authority will continue its efforts by causing the owners to rehabilitate the properties in a reasonable period of time in accordance with the South End Urban Renewal Plan.

2. Following the acquisition of each of the Properties, the Authority will prepare a work write-up setting forth the rehabilitation which is necessary for each structure in order to bring the structure in conformity with the minimum rehabilitation standards of the South End Urban Renewal Plan. SETC and SECD will collaborate with the Authority in preparing the work write-ups.
3. The Authority will secure for each of the Properties two (2) independent appraisals for the re-use value. The final re-use value established by the Authority will be based on these two appraisals and the approval of HUD.
4. After completion of the rehabilitation of properties, the SECD will, if requested by SETC, set up a property management system and demonstrate its use but not run the management system.

V. Inspection

All Parties recognize that the SETC must have all construction finally inspected by the City, FHA, BRA and the Project architect.

VI. Training

The Redeveloper will be responsible for obtaining individuals for the project who will become familiar with FFA housing development and who will be familiar with all major business and financing negotiations connected with the project. The Redeveloper will further be responsible for providing individuals for management and maintenance.

The Parties, hereto, agree that the Redeveloper may form a non-profit corporation and may assign its rights and responsibilities under this agreement to such corporation. It is further understood that the majority of the members of this non-profit corporation will be residents of the Six Block area.

IN WITNESS WHEREOF, each of the Parties has caused this AGREEMENT to be executed on its behalf, by a duly authorized officer, on the day and year first above set forth.

ATTEST:

BOSTON REDEVELOPMENT AUTHORITY

BY _____

Director

SOUTH END COMMUNITY DEVELOPMENT, INC.

BY _____

SOUTH END TENANTS' COUNCIL, INC.

BY _____

Approved as to Form:

General Counsel



Tenants' Development Corporation

100 STATE STREET, SUITE 1100, BOSTON, MASSACHUSETTS 02118 • (617) 445-6517

HAND DELIVERED

COPY

July 6, 1979

Mr. Richard Garver
Deputy Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

Dear Mr. Garver:

As you are aware, for some time we have been working with the staff of your South End office in planning a third TDC housing development package.

In spite of the housing units already developed, many South End residents have not been rehoused in accordance with their needs and the terms of the South End Urban Renewal Plan. This is supported by the more than 400 persons on TDC's waiting list, many of whom are present or former South End residents, and by the fact that many of the families have been on our waiting list for over four years. Also, in order to maintain a manageable list, we have had to stop adding names to our waiting list and we turn away at least a dozen potential applicants per week.

This need for additional housing is the basis of our plan to complete a third scattered-site development and is the controlling factor behind our desire to locate BRA-owned buildings suitable in size and location to the creation of such housing.

To date, we have determined that the buildings listed on the attached sheet are those most ideally suited to our present objectives. Therefore, we herein request our being named the tentative designated developer for those buildings and we ask for an opportunity to meet with you before July 13th or after July 25th so that we may discuss our concerns.

We very much appreciate the assistance of your South End staff and we await your reply.

Sincerely,

Josephine M. Jolley
President

cc: Jack Kennedy, BRA South End Site Office

BRA-OWNED BUILDINGS

Address	Approx. No. of Dwelling Units
1. 395 Mass. Ave.	3
2. 397 Mass. Ave.	3
3. 402 Mass. Ave.	1
4. 404 Mass. Ave.	12
5. 408 Mass. Ave.	12
6. 410 Mass. Ave.	4
7. 412 Mass. Ave.	4
*8. 426 Mass. Ave.	6
*9. 434 Mass. Ave./575 Columbus Ave.	4
10. 4 Clarendon St.	commercial
11. 6 Clarendon St.	3
12. 8 Clarendon St.	3
13. 10 Clarendon St.	commercial
14. 12 Clarendon St.	commercial
15. 14 Clarendon St.	3
16. 16 Clarendon St.	3
17. 18 Clarendon St.	commercial
18. 32 Wellington St.	16
19. 353-355 Columbus Ave.	8
20. 357-361 Columbus Ave.	8
21. 363 Columbus Ave.	4
22. 108 Dartmouth St.	4
23. 110 Dartmouth St.	4
	TOTAL 105

*In the event that these buildings are not designated to USES

MEMORANDUM

December 13, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
RE-USE PARCELS SE-94, 60, 61, 62, 65, 66, 23,
22, 44, 59, and RR-117, 118

SUMMARY: This memorandum requests that the Authority tentatively designate the Tenants' Development Corporation (TDC) as Redeveloper of Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59, and RR-117, 118 in the South End Urban Renewal Area, Mass. R-56

Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59, and RR-117, 118 contain a total of 13 structures and are located at 889-893 Harrison Avenue, 69, 71, 73, 79 and 81 East Berkeley Street, 395, 397, 404/408 Massachusetts Avenue, 212/214 Shawmut Avenue, and 45, 47 Thorndike Street in the South End Urban Renewal Area.

Tenants' Development Corporation, of 663 Massachusetts Avenue, Boston has submitted a proposal for the rehabilitation of these 13 buildings (80 dwelling units) as a mixed income cooperative, using HUD Section 8 guarantees and #213 mortgage insurance. Rehabilitation cost is estimated at \$32, 000 per unit.

The rehabilitation of these 13 buildings would constitute a demonstration program to provide affordable homeownership opportunities for mixed but predominantly moderate income persons and families. The successful revitalization of the South End has provided significant housing ownership opportunities for families and persons of high-income. It has also provided substantial rental opportunities for low-income people.

Meanwhile, the well documented rise in South End property values over the last fifteen years, combined with greatly increased construction, interest and energy costs, has made homeownership more difficult for moderate and middle-income residents of the neighborhood. This cooperative homeownership program is designed to address this situation and preserve the social and economic fabric of the neighborhood.

The Mayor's Office of Housing has given its support to TDC's proposal to apply to HUD for a mixed-income cooperative.

Tenants' Development Corporation (TDC) evolved from the South End Tenants' Council (SETC) and was organized for the purpose of developing properties sold to the BRA by absentee owners in the late 1960's.

It was the objective of this acquisition program to dispose of up to 100 properties to a local tenants organization and through the various Federal subsidy programs to rehabilitate these properties. To-date, TDC has received 56 buildings which have been developed as Two Section 236 housing developments. This present requested designation will bring their total to 69 buildings and 370 dwelling units. The principals of TDC are: Josephine Jolley-President, Marion Dawson-Executive Vice-President, Mary Longley-Treasurer, Lucile Johnson-Vice-President, Roxie Bailey-Clerk. As TDC has just received notice of funding availability from HUD, they must show site-control prior to December 17, 1979. The Authority staff feels that the sooner processing can begin, the quicker these buildings can be rehabilitated, thus, halting further deterioration of the properties. The time for performance during this tentative designation will be through the end of the current Federal Fiscal year, September 30, 1980.

It is recommended, therefore, that Tenants' Development Corporation be tentatively designated as Redeveloper of Re-use Parcels SE-94, 60, 61, 62, 65, 66, 23, 22, 44, 59, and RR-117, 118 in the South End Urban Renewal Area.

An appropriate resolution is attached.

